

085.0

0002

0006.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

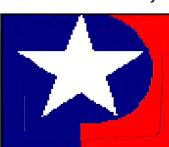
Total Card / Total Parcel  
801,400 / 801,400

USE VALUE:

801,400 / 801,400

ASSESSED:

801,400 / 801,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
52		WESTMORELAND AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SKEELS DAVID M--ETAL	
Owner 2: REGAN PATRICIA E	
Owner 3:	

Street 1: 52 WESTMORELAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Aluminum Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	10	37A
Flood Haz:				Topo	1	Level
D				Street		
s				Gas:		
t						

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	6									483,002						483,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		9000.000	318,400		483,000	801,400			53408
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/26/18		

**PREVIOUS ASSESSMENT**

Parcel ID 085.0-0002-0006.B							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	318,400	0	9,000.	483,000	801,400
2021	101	FV	308,700	0	9,000.	483,000	791,700
2020	101	FV	308,700	0	9,000.	483,000	791,700
2019	101	FV	240,600	0	9,000.	476,100	716,700
2018	101	FV	240,600	0	9,000.	365,700	606,300
2017	101	FV	240,600	0	9,000.	345,000	585,600
2016	101	FV	240,600	0	9,000.	317,400	558,000
2015	101	FV	226,900	0	9,000.	296,700	523,600

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		14007-98		7/1/1980		69,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/17/2018	421	Re-Roof	10,850	C					10/26/2018	MEAS&NOTICE	HS	Hanne S											
5/21/2014	486	Manual	6,563						6/18/2014	External Ins	PC	PHIL C											
6/21/1996	272		4,000					REMODEL BATH	12/13/2008	Meas/Inspect	197	PATRIOT											
									2/25/2000	Inspected	276	PATRIOT											
									1/14/2000	Mailer Sent													
									1/14/2000	Measured	276	PATRIOT											
									8/5/1993		TH												

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	37A 373034.											
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:	1	Rating:	Fair												
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	3 - Aluminum			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid   Desc: Line 1   # Units 1											
Color:	BEIGE			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Frl:		Rating:		Other											
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper											
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt:	1880	Eff Yr Blt:		Location:		Total Units:		Lvl 1											
Alt LUC:		Alt %:		Floor:				Lower											
Jurisdct:		Fact: .		% Own:		Totals	RMS: 9	BRs: 4	Baths: 1	HB									
Const Mod:				Name:															
Lump Sum Adj:				<b>DEPRECIATION</b>															
<b>INTERIOR INFORMATION</b>				Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL							
Avg Ht/FL:	STD			Functional:				Interior:	1	9	4								
Prim Int Wal	2 - Plaster			Economic:				Additions:											
Sec Int Wall:		%		Special:				Kitchen:											
Partition:	T - Typical			Override:				Baths:											
Prim Floors:	3 - Hardwood			Total:	31	%		Plumbing:											
Sec Floors:		%		<b>CALC SUMMARY</b>				Electric:											
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	135.00	<b>COMPARABLE SALES</b>				Heating:									
Subfloor:				Size Adj.:	1.12043011	Rate	Parcel ID	Typ	Date	Sale Price	General:								
Bsmnt Gar:				Const Adj.:	0.99989998														
Electric:	3 - Typical			Adj \$ / SQ:	151.243														
Insulation:	2 - Typical			Other Features:	73783														
Int vs Ext:	S			Grade Factor:	1.00														
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000														
Heat Type:	3 - Forced H/W			NBHD Mod:															
# Heat Sys:	1			LUC Factor:	1.00														
% Heated:	100	% AC: 100		Adj Total:	461403														
Solar HW:	NO	Central Vac: NO		Depreciation:	143035														
% Com Wal		% Sprinkled		Depreciated Total:	318368														
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val											
Make:		Model:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:					Year:		Color:								
<b>PARCEL ID</b> 085.0-0002-0006.B																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:																		
	Total Special Features:																		
	Total:																		